058.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,900 / 660,900
					USE VALUE:	660,900 / 660,900
					ASSESSED:	660,900 / 660,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOULGARIS WILLIAM J
Owner 2:	AIKEN EMILY A
Owner 3:	
Street 1:	19 SUNSET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRIS ROBERT/MICHELE -
Owner 2:	-
Street 1:	19 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5677.000	244,800	2,900	413,200	660,900
Total Card	0.130	244,800	2,900	413,200	660,900
Total Parcel	0.130	244,800	2,900	413,200	660,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.57 /Parcel: 529.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38284

GIS Ref

GIS Ref

Insp Date 09/15/18

!4953!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,800	2900	5,677.	413,200	660,900		Year end	12/23/2021
2021	101	FV	237,700	2900	5,677.	413,200	653,800		Year End Roll	12/10/2020
2020	101	FV	237,700	2900	5,677.	413,200	653,800	653,800	Year End Roll	12/18/2019
2019	101	FV	203,200	2900	5,677.	407,300	613,400	613,400	Year End Roll	1/3/2019
2018	101	FV	203,200	2900	5,677.	312,900	519,000	519,000	Year End Roll	12/20/2017
2017	101	FV	203,200	2900	5,677.	295,200	501,300	501,300	Year End Roll	1/3/2017
2016	101	FV	203,200	2900	5,677.	271,500	477,600	477,600	Year End	1/4/2016
2015	101	FV	198,200	2900	5,677.	253,800	454,900	454,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:25:08

LAST REV

Date	Time
10/07/21	17:48:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS ROBERT/M	47911-438		8/1/2006		427,900	No	No		
LANGLEY JAMES H	32265-325		1/22/2001		305,000	No	No		
COTTER HELEN	30957-294		12/14/1999	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1100	Redo Bat	6,000	C				
5/12/2016	605	Siding	38,035					reside house
6/4/2014	607	Redo Kit	20,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Meas/Inspect	HS	Hanne S
6/24/2014	Info Fm Prmt	PC	PHIL C
11/25/2008	Meas/Inspect	336	PATRIOT
12/11/2006	MLS	MM	Mary M
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5677		Sq. Ft.	Site		0	70.	1.04	6									413,218						413,200	

Total AC/HA:	0.13033	Total SF/SM:	5677	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,218	Spl Credit		Total:	413,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332553
Depreciation:	87794
Depreciated Total:	244759

COMMENTS

646-0494 PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

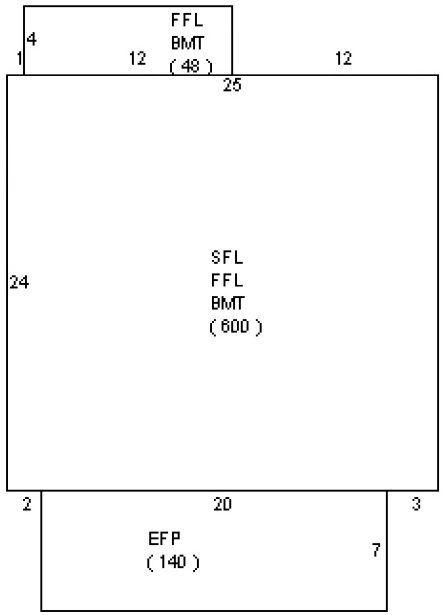
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	120.24
Final Total:	244800	Val/Su SzAd	196.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	648	52.120	33,773
FFL	First Floor	648	173.730	112,576
SFL	Second Floor	600	173.730	104,237
EFP	Enclos Porch	140	46.200	6,468

Net Sketched Area:	2,036			Total:	257,054
Size Ad	1248	Gross Area	2036	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

058.0-0002-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X13	F	FR	1930	22.15	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900